First Security Bank

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Idaho Construction Report

Volume 37, Number 3

Dr. Kelly K. Matthews—Economist

March 1990

Idaho's construction boom actually accelerated in March. While the most rapid gains continued in the residential component, nonresidential or commercial construction also increased significantly during the month. Jefferson County Unincorporated, with $3.6 million, had the largest volume of nonresidential construction in March, followed by the $2.4 million in Nez Perce County Unincorporated. Total construction value for the first quarter of 1990 was 50 percent above the 1989 record pace.

An impressive aspect of the first quarter surge in residential building is its dispersion throughout the state. For example, using the number of single-family permits, the following are first-quarter permit numbers and growth rates recorded in the four geographic areas of the state:

Northern:	69 permits	+57 percent
Southwestern:	541 permits	+71 percent
Eastern:	100 permits	+108 percent
Southeastern:	43 permits	+126 percent

Of the 56 locations included in this report, only 14 have had no single-family permits in the first quarter—a substantial reduction from the 25 such locations in the first quarter of 1989.

The strength in Idaho's residential construction industry continues to diverge from the softness evident nationwide. National housing starts in March were at 1.32 million annual rate, down 9.3 percent from 1.46 million starts in February. Mortgage rates have varied near 10.3 percent, but they may edge higher if the current bond market weakness persists.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in March was $87,564,422, or 80.9 percent above March 1989. *NEW RESIDENTIAL CONSTRUCTION* for 551 new dwelling units totaled $39,255,085, an increase of 69.0 percent in number and an increase of 61.3 percent in value compared with a year ago. Included in the total residential permits were 415 single-family, 70 multi-family and 66 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $16,142,325 was up 36.0 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $32,167,012 were up 163.7 percent.

Building Permit Construction Summary

	March	% Chg	Three Months	% Chg
Total New Dwelling Units	551	+ 69.0	1,057	+ 84.8
Single-Family	415	+ 64.0	753	+ 75.9
Multi-Family	70	+400.0	157	+207.8
Mobile Homes	66	+ 11.9	147	+ 58.1
Total Residential Value	$ 39,255,085	+ 61.3	$ 71,082,874	+ 76.4
Single-Family	36,476,967	+ 62.6	65,283,694	+ 77.2
Multi-Family	2,420,132	+ 67.5	4,914,511	+ 86.6
Mobile Homes	357,986	- 21.5	884,669	+ 6.1
Nonresidential Value	16,142,325	+ 36.0	25,687,145	+ 4.4
Alterations & Repair Value	32,167,012	+163.7	49,411,552	+ 51.1
TOTAL CONSTRUCTION VALUE	**$ 87,564,422**	**+ 80.9**	**$ 146,181,571**	**+ 49.8**

IDAHO CONSTRUCTION REPORT

MARCH 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$6,000	$6,000
Coeur d'Alene	10	46	718,341	849,064	172,083	1,739,488
Kootenai County Un	30	66	1,616,550	451,655	278,658	2,346,863
Craigmont			NO PERMITS ISSUED			0
Grangeville	1	4	75,406	0	20,280	95,686
Lewiston	6	106	332,758	0	426,614	759,372
Nez Perce Co Un	4	15	288,730	2,395,441	89,836	2,774,007
Moscow	3	30	187,000	0	439,958	626,958
Latah County Un	1	12	0	0	207,594	207,594
Orofino	1	10	77,000	35,000	40,854	152,854
Osburn			NO PERMITS ISSUED			0
Sandpoint	1	5	40,000	0	52,900	92,900
St. Maries	0	20	0	0	129,846	129,846
Benewah County Un			REPORT NOT RECIEVED			0
TOTAL NORTHERN	57	316	$3,335,785	$3,731,160	$1,864,623	$8,931,568
Boise City	124	1,126	$9,544,835	$785,400	$24,741,444	$35,071,679
Meridian	34	50	2,073,054	438,868	299,658	2,811,580
Ada County Un	48	98	3,991,040	1,191,960	370,764	5,553,764
Caldwell	39	17	690,184	43,000	384,480	1,117,664
Canyon County Un	32	64	1,729,618	1,160,039	178,781	3,068,438
Nampa	14	47	784,277	714,259	137,822	1,636,358
Emmett	1	12	42,000	0	15,733	57,733
Gooding	0	3	0	15,300	22,376	37,676
Hailey	23	28	1,998,810	120,100	80,000	2,198,910
Ketchum	7	17	1,078,782	150,000	605,100	1,833,882
Sun Valley	8	20	2,502,000	0	482,000	2,984,000
Blaine County Un	12	18	2,117,000	0	573,500	2,690,500
Jerome	1	5	12,000	0	30,815	42,815
Mountain Home	4	19	165,300	0	65,048	230,348
Payette	0	3	0	4,300	4,000	8,300
Shoshone	0	1	0	0	34,500	34,500
Twin Falls City	14	48	1,351,410	182,562	305,785	1,839,757
Twin Falls Co Un	5	7	149,204	0	23,312	172,516
Weiser	0	7	0	47,000	27,800	74,800
TOTAL SOUTHWESTERN	366	1,590	$28,229,514	$4,852,788	$28,382,918	$61,465,220
Blackfoot	1	5	$114,000	$58,900	$500	$173,400
Bingham County Un	12	25	387,500	322,000	77,115	786,615
Idaho Falls	56	95	4,100,270	1,116,698	561,470	5,778,438
Ammon	0	2	0	0	9,500	9,500
Bonneville Co Un	14	32	666,280	151,289	73,960	891,529
Rexburg	0	5	0	600,000	15,930	615,930
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	11	24	394,800	3,647,700	126,000	4,168,500
Salmon	0	6	0	0	67,300	67,300
Lemhi County Un	7	9	511,000	0	18,000	529,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	101	203	$6,173,850	$5,896,587	$949,775	$13,020,212
American Falls	1	5	$91,000	$0	$700,000	$791,000
Power County Un	1	4	40,000	200,000	0	240,000
Burley	1	3	49,000	54,000	0	103,000
Chubbuck	2	5	128,000	0	8,936	136,936
Montpelier			NO PERMITS ISSUED			0
Pocatello	13	34	966,600	62,000	129,350	1,157,950
Bannock County Un	1	2	78,662	0	39,689	118,351
Preston	0	3	0	387,954	9,000	396,954
Franklin County Un	1	2	25,000	0	10,000	35,000
Rupert	1	6	55,880	253,380	16,237	325,497
Minidoka County Un	6	16	81,794	674,456	50,984	807,234
Soda Springs	0	3	0	30,000	5,500	35,500
TOTAL SOUTHEASTERN	27	83	$1,515,936	$1,661,790	$969,696	$4,147,422
TOTAL 56 LOCATIONS	551	2,192	$39,255,085	$16,142,325	$32,167,012	$87,564,422

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

THREE MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$6,000	$6,000
Coeur d'Alene	18	100	1,387,968	3,402,420	737,057	5,527,445
Kootenai County Un	42	115	2,355,292	1,791,131	338,546	4,484,969
Craigmont	0	3	0	0	7,000	7,000
Grangeville	1	9	75,406	0	45,630	121,036
Lewiston	14	223	839,013	826,182	863,953	2,529,148
Nez Perce Co Un	6	31	436,730	2,518,127	193,746	3,148,603
Moscow	3	54	187,000	0	645,134	832,134
Latah County Un	4	32	72,000	0	392,313	464,313
Orofino	1	21	77,000	35,000	87,168	199,168
Osburn	0	1	0	0	36	36
Sandpoint	3	19	121,344	0	120,062	241,406
St. Maries	0	28	0	0	175,335	175,335
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	92	646	$5,551,753	$8,578,890	$3,678,080	$17,808,723
Boise City	344	3,066	$23,140,796	$961,400	$34,323,943	$58,426,139
Meridian	57	90	3,659,060	438,868	421,782	4,519,710
Ada County Un	94	228	7,772,848	2,616,870	927,206	11,316,924
Caldwell	41	27	800,964	43,000	467,772	1,311,736
Canyon County Un	62	107	3,083,217	1,364,873	336,761	4,784,851
Nampa	25	101	1,316,156	1,274,266	470,255	3,060,677
Emmett	2	35	100,976	0	336,383	437,359
Gooding	0	4	0	15,300	26,876	42,176
Hailey	25	34	2,182,310	120,100	108,650	2,411,060
Ketchum	9	22	2,528,782	246,000	775,100	3,549,882
Sun Valley	11	25	3,472,000	0	514,300	3,986,300
Blaine County Un	14	26	2,337,000	0	807,500	3,144,500
Jerome	1	5	12,000	0	30,815	42,815
Mountain Home	13	36	577,853	0	88,303	666,156
Payette	2	5	12,000	4,300	4,000	20,300
Shoshone	0	3	0	6,700	54,500	61,200
Twin Falls City	19	78	1,813,793	583,498	678,762	3,076,053
Twin Falls Co Un	37	14	340,387	0	43,932	384,319
Weiser	2	19	33,000	47,000	83,824	163,824
TOTAL SOUTHWESTERN	758	3,926	$53,183,142	$7,722,175	$40,500,664	$101,405,981
Blackfoot	1	9	$114,000	$215,400	$32,500	$361,900
Bingham County Un	14	31	543,500	370,800	96,115	1,010,415
Idaho Falls	87	160	6,401,760	1,178,258	951,082	8,531,100
Ammon	1	5	77,300	0	10,835	88,135
Bonneville Co Un	25	54	1,015,519	1,151,289	171,878	2,338,686
Rexburg	1	6	44,000	600,000	15,930	659,930
Rigby	1	2	70,000	0	2,900	72,900
Jefferson Co Un	18	40	513,464	3,721,500	824,000	5,058,964
Salmon	0	15	0	0	116,100	116,100
Lemhi County Un	9	15	581,000	0	52,000	633,000
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	157	337	$9,360,543	$7,237,247	$2,273,340	$18,871,130
American Falls	1	7	$91,000	$0	$774,700	$865,700
Power County Un	1	7	40,000	206,700	0	246,700
Burley	1	3	49,000	54,000	0	103,000
Chubbuck	3	7	173,000	0	10,936	183,936
Montpelier	0	0	0	0	0	0
Pocatello	28	77	1,948,400	85,000	1,944,552	3,977,952
Bannock County Un	4	9	367,662	43,000	69,234	479,896
Preston	0	4	0	640,954	9,000	649,954
Franklin County Un	2	3	90,000	0	10,000	100,000
Rupert	1	14	55,880	392,723	59,657	508,260
Minidoka County Un	8	24	127,494	696,456	69,684	893,634
Soda Springs	1	9	45,000	30,000	11,705	86,705
TOTAL SOUTHEASTERN	50	164	$2,987,436	$2,148,833	$2,959,468	$8,095,737
TOTAL 56 LOCATIONS	1,057	5,073	$71,082,874	$25,687,145	$49,411,552	$146,181,571

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — MARCH 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	4	$0	$0	$6,900	$6,900
Coeur d'Alene	13	43	1,495,336	360,888	250,315	2,106,539
Kootenai County Un	15	54	430,542	202,403	195,172	828,117
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	8	0	3,562	24,035	27,597
Lewiston	2	70	93,402	0	365,311	458,713
Nez Perce Co Un	6	12	309,832	0	35,545	345,377
Moscow	2	11	156,000	0	49,734	205,734
Latah County Un	4	7	0	0	15,400	15,400
Orofino	0	6	0	0	31,300	31,300
Osburn	0	3	0	0	9,704	9,704
Sandpoint	0	9	0	5,000	57,100	62,100
St. Maries	0	10	0	0	112,681	112,681
Benewah County Un	1	2	1,500	0	23,213	24,713
TOTAL NORTHERN	43	239	$2,486,612	$571,853	$1,176,410	$4,234,875
Boise City	89	854	$7,198,336	$893,439	$7,248,664	$15,340,439
Meridian	19	37	1,101,055	1,490,000	47,591	2,638,646
Ada County Un	48	106	2,984,996	256,255	1,016,647	4,257,898
Caldwell	3	18	123,718	175,000	64,071	362,789
Canyon County Un	26	41	1,335,696	55,448	132,700	1,523,844
Nampa	9	28	457,756	664,238	72,069	1,194,063
Emmett	0	26	0	0	103,821	103,821
Gooding	0	2	0	0	11,000	11,000
Hailey	1	3	160,000	260,660	0	420,660
Ketchum	10	21	3,330,310	3,227,160	387,351	6,944,821
Sun Valley	2	12	637,000	0	266,550	903,550
Blaine County Un	2	5	311,000	0	64,000	375,000
Jerome	2	13	98,772	0	42,916	141,688
Mountain Home	5	17	297,001	19,605	104,157	420,763
Payette	0	4	0	0	27,600	27,600
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	1	20	62,124	2,181,169	176,761	2,420,054
Twin Falls Co Un	0	5	0	181,800	17,928	199,728
Weiser	1	12	58,000	0	30,273	88,273
TOTAL SOUTHWESTERN	218	1,224	$18,155,764	$9,404,774	$9,814,099	$37,374,637
Blackfoot	1	5	$70,000	$0	$20,500	$90,500
Bingham County Un	6	13	251,100	88,000	45,000	384,100
Idaho Falls	20	49	1,798,655	1,384,280	237,823	3,420,758
Ammon	1	4	66,235	0	3,555	69,790
Bonneville Co Un	9	20	363,000	131,400	411,000	905,400
Rexburg	2	3	106,500	0	4,000	110,500
Rigby	1	2	4,000	0	8,100	12,100
Jefferson Co Un	8	1[illegible]	185,900	6,900	18,000	210,800
Salmon	0	1	0	0	2,000	2,000
Lemhi County Un	2	4	87,000	5,000	4,255	96,255
St. Anthony	0	3	0	0	8,800	8,800
TOTAL EASTERN	50	117	$2,932,390	$1,615,580	$763,033	$5,311,003
American Falls	1	5	$38,000	$1,500	$4,300	$43,800
Power County Un	0	1	0	0	2,000	2,000
Burley	0	2	0	77,000	20,000	97,000
Chubbuck	4	5	226,437	0	30,000	256,437
Montpelier	0	5	0	30,000	15,100	45,100
Pocatello	4	33	246,000	50,000	209,305	505,305
Bannock County Un	2	3	168,634	0	15,000	183,634
Preston			NO PERMITS ISSUED			0
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	10	3,000	20,736	13,140	36,876
Minidoka County Un	3	8	78,000	69,264	131,107	278,371
Soda Springs	0	3	0	33,000	5,400	38,400
TOTAL SOUTHEASTERN	15	75	$760,071	$281,500	$445,352	$1,486,923
TOTAL 56 LOCATIONS	326	1,655	$24,334,837	$11,873,707	$12,198,894	$48,407,438

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS THREE MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	4	$0	$0	$6,900	$6,900
Coeur d'Alene	19	83	1,996,786	535,988	877,394	3,410,168
Kootenai County Un	23	114	719,026	541,222	1,125,388	2,385,636
Craigmont	0	0	0	0	0	0
Grangeville	0	10	0	3,562	26,935	30,497
Lewiston	16	170	960,457	22,171	1,211,046	2,193,674
Nez Perce Co Un	9	25	360,632	0	201,783	562,415
Moscow	4	28	293,000	0	99,714	392,714
Latah County Un	5	17	0	2,600	70,600	73,200
Orofino	0	11	0	0	48,800	48,800
Osburn	0	6	0	0	32,649	32,649
Sandpoint	0	16	0	5,000	91,900	96,900
St. Maries	0	16	0	0	123,081	123,081
Benewah County Un	2	4	3,500	243,000	23,213	269,713
TOTAL NORTHERN	78	504	$4,333,401	$1,353,543	$3,939,403	$9,626,347
Boise City	193	2,490	$13,672,536	$9,147,046	$16,515,563	$39,335,145
Meridian	26	52	1,531,739	1,640,000	85,891	3,257,630
Ada County Un	92	194	5,888,430	1,474,458	1,273,460	8,636,348
Caldwell	4	26	165,718	198,000	100,221	463,939
Canyon County Un	36	63	1,776,883	246,896	3,083,740	5,107,519
Nampa	14	65	716,240	1,547,132	517,135	2,780,507
Emmett	0	39	0	42,000	141,408	183,408
Gooding	0	3	0	0	13,000	13,000
Hailey	1	4	160,000	260,660	5,000	425,660
Ketchum	10	28	3,330,310	3,427,160	529,851	7,287,321
Sun Valley	3	16	1,737,000	0	307,550	2,044,550
Blaine County Un	3	7	586,000	0	90,000	676,000
Jerome	2	16	98,772	0	45,016	143,788
Mountain Home	7	32	436,691	323,045	159,141	918,877
Payette	0	4	0	0	27,600	27,600
Shoshone	0	1	0	0	500	500
Twin Falls City	1	41	62,124	2,194,169	490,497	2,746,790
Twin Falls Co Un	2	11	105,560	201,000	48,168	354,728
Weiser	2	20	63,000	0	91,323	154,323
TOTAL SOUTHWESTERN	396	3,112	$30,331,003	$20,701,566	$23,525,064	$74,557,633
Blackfoot	2	6	$100,000	$0	$20,500	$120,500
Bingham County Un	11	19	370,100	93,000	45,000	508,100
Idaho Falls	31	87	2,731,565	1,878,960	536,818	5,147,343
Ammon	1	7	66,235	0	33,115	99,350
Bonneville Co Un	14	36	566,800	135,400	444,400	1,146,600
Rexburg	2	5	106,500	0	67,800	174,300
Rigby	1	3	4,000	0	10,600	14,600
Jefferson Co Un	9	18	237,900	122,800	19,500	380,200
Salmon	0	3	0	0	9,000	9,000
Lemhi County Un	2	4	87,000	5,000	4,255	96,255
St. Anthony	0	3	0	0	8,800	8,800
TOTAL EASTERN	73	191	$4,270,100	$2,235,160	$1,199,788	$7,705,048
American Falls	1	8	$38,000	$1,500	$6,700	$46,200
Power County Un	0	2	0	500	2,000	2,500
Burley	0	4	0	84,000	27,000	111,000
Chubbuck	6	9	325,437	0	47,500	372,937
Montpelier	0	7	0	30,000	15,575	45,575
Pocatello	10	76	693,000	67,000	3,107,467	3,867,467
Bannock County Un	3	6	230,734	850	25,850	257,434
Preston	0	0	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	1	17	3,000	28,652	650,740	682,392
Minidoka County Un	4	13	80,500	69,264	143,623	293,387
Soda Springs	0	6	0	33,000	7,000	40,000
TOTAL SOUTHEASTERN	25	148	$1,370,671	$314,766	$4,033,455	$5,718,892
TOTAL 56 LOCATIONS	572	3,955	$40,305,175	$24,605,035	$32,697,710	$97,607,920

Compiled by First Security Bank of Idaho N.A.

NEW RESIDENTIAL UNITS

MARCH 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	10	718,341	0	0	0	0
Kootenai County Un	18	1,616,550	0	0	12	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	1	75,406	0	0	0	0
Lewiston	5	311,758	0	0	1	21,000
Nez Perce Co Un	4	288,730	0	0	0	0
Moscow	3	187,000	0	0	0	0
Latah County Un	0	0	0	0	1	0
Orofino	1	77,000	0	0	0	0
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	1	40,000	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	43	$3,314,785	0	$0	14	$21,000
Boise City	114	$9,197,955	10	$346,880	0	$0
Meridian	23	1,861,406	6	157,248	5	54,400
Ada County Un	44	3,989,840	0	0	4	1,200
Caldwell	3	130,900	32	559,284	4	0
Canyon County Un	22	1,652,118	0	0	10	77,500
Nampa	13	784,277	0	0	1	0
Emmett	1	42,000	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	23	1,998,810	0	0	0	0
Ketchum	5	842,782	2	236,000	0	0
Sun Valley	8	2,502,600	0	0	0	0
Blaine County Un	12	2,117,000	0	0	0	0
Jerome	0	0	0	0	1	12,000
Mountain Home	3	165,300	0	0	1	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	14	1,351,410	0	0	0	0
Twin Falls Co Un	2	149,204	0	0	3	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	287	$26,785,002	50	$1,299,412	29	$145,100
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	6	310,000	0	0	6	77,500
Idaho Falls	36	3,073,550	19	1,006,770	1	20,000
Ammon			NO NEW	RESIDENTIAL		
Bonneville Co Un	9	623,280	0	0	5	43,000
Rexburg			NO NEW	RESIDENTIAL		
Rigby			NO NEW	RESIDENTIAL		
Jefferson Co Un	5	363,000	0	0	6	31,800
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	7	511,000	0	0	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	63	$4,880,830	20	$1,120,720	18	$172,300
American Falls	1	$91,000	0	$0	0	$0
Power County Un	1	40,000	0	0	0	0
Burley	1	49,000	0	0	0	0
Chubbuck	2	128,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	13	966,600	0	0	0	0
Bannock County Un	1	78,662	0	0	0	0
Preston			NO NEW	RESIDENTIAL		
Franklin County Un	1	25,000	0	0	0	0
Rupert	1	55,880	0	0	0	0
Minidoka County Un	1	62,208	0	0	5	19,586
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	22	$1,496,350	0	$0	5	$19,586
TOTAL 56 LOCATIONS	415	$36,476,967	70	$2,420,132	66	$357,986

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS — THREE MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	18	1,387,968	0	0	0	0
Kootenai County Un	26	2,355,292	0	0	16	0
Craigmont	0	0	0	0	0	0
Grangeville	1	75,406	0	0	0	0
Lewiston	10	618,559	2	161,454	2	59,000
Nez Perce Co Un	6	436,730	0	0	0	0
Moscow	3	187,000	0	0	0	0
Latah County Un	1	72,000	0	0	3	0
Orofino	1	77,000	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	3	121,344	0	0	0	0
St. Maries	0	0	0	0	0	0
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	69	$5,331,299	2	$161,454	21	$59,000
Boise City	253	$20,712,491	91	$2,428,305	0	$0
Meridian	41	3,351,412	6	157,248	10	150,400
Ada County Un	86	7,770,448	0	0	8	2,400
Caldwell	5	241,680	32	559,284	4	0
Canyon County Un	40	2,861,317	0	0	22	221,900
Nampa	22	1,309,656	0	0	3	6,500
Emmett	2	100,976	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	25	2,182,310	0	0	0	0
Ketchum	7	2,292,782	2	236,000	0	0
Sun Valley	11	3,472,000	0	0	0	0
Blaine County Un	14	2,337,000	0	0	0	0
Jerome	0	0	0	0	1	12,000
Mountain Home	12	577,853	0	0	1	0
Payette	0	0	0	0	2	12,000
Shoshone	0	0	0	0	0	0
Twin Falls City	19	1,813,793	0	0	0	0
Twin Falls Co Un	4	340,387	0	0	33	0
Weiser	0	0	0	0	2	33,000
TOTAL SOUTHWESTERN	541	$49,364,105	131	$3,380,837	86	$438,200
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	7	440,000	0	0	7	103,500
Idaho Falls	63	5,123,540	23	1,258,220	1	20,000
Ammon	1	77,300	0	0	0	0
Bonneville Co Un	13	927,300	0	0	12	88,219
Rexburg	1	44,000	0	0	0	0
Rigby	1	70,000	0	0	0	0
Jefferson Co Un	5	403,000	0	0	12	110,464
Salmon	0	0	0	0	0	0
Lemhi County Un	8	581,000	0	0	1	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	100	$7,666,140	24	$1,372,220	33	$322,183
American Falls	1	$91,000	0	$0	0	$0
Power County Un	1	40,000	0	0	0	0
Burley	1	49,000	0	0	0	0
Chubbuck	3	173,000	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	28	1,948,400	0	0	0	0
Bannock County Un	4	367,662	0	0	0	0
Preston	0	0	0	0	0	0
Franklin County Un	2	90,000	0	0	0	0
Rupert	1	55,880	0	0	0	0
Minidoka County Un	1	62,208	0	0	7	65,286
Soda Springs	1	45,000	0	0	0	0
TOTAL SOUTHEASTERN	43	$2,922,150	0	$0	7	$65,286
TOTAL 56 LOCATIONS	753	$65,283,694	157	$4,914,511	147	$884,669

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — MARCH 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	11	655,336	2	840,000	0	0
Kootenai County Un	6	430,542	0	0	9	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	2	93,402	0	0	0	0
Nez Perce Co Un	3	249,832	0	0	3	60,000
Moscow	2	156,000	0	0	0	0
Latah County Un	0	0	0	0	4	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint			NO NEW	RESIDENTIAL		
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un	0	0	0	0	1	1,500
TOTAL NORTHERN	24	$1,585,112	2	$840,000	17	$61,500
Boise City	87	$7,126,336	2	$72,000	0	$0
Meridian	17	1,076,655	0	0	2	24,400
Ada County Un	32	2,576,556	6	405,440	10	3,000
Caldwell	3	123,718	0	0	0	0
Canyon County Un	19	1,310,621	0	0	7	25,075
Nampa	7	411,630	2	46,126	0	0
Emmett			NO NEW	RESIDENTIAL		
Gooding			NO NEW	RESIDENTIAL		
Hailey	1	160,000	0	0	0	0
Ketchum	10	3,330,310	0	0	0	0
Sun Valley	2	637,000	0	0	0	0
Blaine County Un	2	311,000	0	0	0	0
Jerome	2	98,772	0	0	0	0
Mountain Home	3	215,431	2	81,570	0	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	1	62,124	0	0	0	0
Twin Falls Co Un			NO NEW	RESIDENTIAL		
Weiser	1	58,000	0	0	0	0
TOTAL SOUTHWESTERN	187	$17,498,153	12	$605,136	19	$52,475
Blackfoot	1	$70,000	0	$0	0	$0
Bingham County Un	2	173,000	0	0	4	78,100
Idaho Falls	19	1,793,655	0	0	1	5,000
Ammon	1	66,235	0	0	0	0
Bonneville Co Un	2	318,000	0	0	7	45,000
Rexburg	2	106,500	0	0	0	0
Rigby	0	0	0	0	1	4,000
Jefferson Co Un	3	95,000	0	0	5	90,900
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	2	87,000	0	0	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	32	$2,709,390	0	$0	18	$223,000
American Falls	0	$0	0	$0	1	$38,000
Power County Un			NO NEW	RESIDENTIAL		
Burley			NO NEW	RESIDENTIAL		
Chubbuck	4	226,437	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	4	246,000	0	0	0	0
Bannock County Un	2	168,634	0	0	0	0
Preston			NO NEW	RESIDENTIAL		
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	0	0	0	0	1	3,000
Minidoka County Un	0	0	0	0	3	78,000
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	10	$641,071	0	$0	5	$119,000
TOTAL 56 LOCATIONS	253	$22,433,726	14	$1,445,136	59	$455,975

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — THREE-MONTH CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonner; Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	15	949,427	4	1,047,359	0	0
Kootenai County Un	10	719,026	0	0	13	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	11	779,057	0	0	5	181,400
Nez Perce Co Un	4	260,632	0	0	5	100,000
Moscow	4	293,000	0	0	0	0
Latah County Un	0	0	0	0	5	0
Orofino	0	0	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	0	0	0	0	0	0
St. Maries	0	0	0	0	0	0
Benewah County Un	0	0	0	0	2	3,500
TOTAL NORTHERN	44	$3,001,142	4	$1,047,359	30	$284,900
Boise City	156	$12,619,036	37	$1,053,500	0	$0
Meridian	23	1,500,339	0	0	3	31,400
Ada County Un	69	5,477,890	6	405,440	17	5,100
Caldwell	4	165,718	0	0	0	0
Canyon County Un	26	1,720,808	0	0	10	56,075
Nampa	12	670,114	2	46,126	0	0
Emmett	0	0	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	1	160,000	0	0	0	0
Ketchum	10	3,330,310	0	0	0	0
Sun Valley	3	1,737,000	0	0	0	0
Blaine County Un	3	586,000	0	0	0	0
Jerome	2	98,772	0	0	0	0
Mountain Home	5	355,121	2	81,570	0	0
Payette	0	0	0	0	0	0
Shoshone	0	0	0	0	0	0
Twin Falls City	1	62,124	0	0	0	0
Twin Falls Co Un	1	85,560	0	0	1	20,000
Weiser	1	58,000	0	0	1	5,000
TOTAL SOUTHWESTERN	317	$28,626,792	47	$1,586,636	32	$117,575
Blackfoot	2	$100,000	0	$0	0	$0
Bingham County Un	4	263,000	0	0	7	107,100
Idaho Falls	29	2,722,565	0	0	2	9,000
Ammon	1	66,235	0	0	0	0
Bonneville Co Un	4	468,000	0	0	10	98,800
Rexburg	2	106,500	0	0	0	0
Rigby	0	0	0	0	1	4,000
Jefferson Co Un	4	147,000	0	0	5	90,900
Salmon	0	0	0	0	0	0
Lemhi County Un	2	87,000	0	0	0	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	48	$3,960,300	0	$0	25	$309,800
American Falls	0	$0	0	$0	1	$38,000
Power County Un	0	0	0	0	0	0
Burley	0	0	0	0	0	0
Chubbuck	6	325,437	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	10	693,000	0	0	0	0
Bannock County Un	3	230,734	0	0	0	0
Preston	0	0	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	0	0	0	0	1	3,000
Minidoka County Un	0	0	0	0	4	80,500
Soda Springs	0	0	0	0	0	0
TOTAL SOUTHEASTERN	19	$1,249,171	0	$0	6	$121,500
TOTAL 56 LOCATIONS	428	$36,837,405	51	$2,633,995	93	$833,775

Compiled by First Security Bank of Idaho, N.A.